



DHHL COMMERCIAL DEVELOPMENT OPPORTUNITY

Property Description

TMK# 1-9-1-16
(portion of 108)

Land Area:
Approx. 60 Acres

Zoning: BMX-3

Topography: Flat



Job Growth

In addition to the residential population boom in the area, many public agencies and private employers are seeking to locate near this growing employment base.

Regional Demographics

West Oahu and the Ewa Plain posted the State of Hawaii's strongest residential growth over the past decade. In the next ten years, more than 10,000 new residences are planned. Current population within five miles of the subject property is estimated at 107,985.

At this time, there is no major shopping mall in the region. The first phase of the University of Hawaii's West Oahu Campus is also projected for completion in three to five years.

Permitting and Entitlements

The Department of Hawaiian Home Lands (DHHL) is not subject to county and state land use zoning and plans to designate this site for development under BMX-3 guidelines for planning and permitting purposes.



COMMERCIAL DEVELOPMENT OPPORTUNITY

CONCEPTUAL SITE PLAN



FOR MORE INFORMATION CONTACT

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Or

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LAND MANAGEMENT DIVISION
DEPARTMENT OF HAWAIIAN HOME LANDS

PROPERTY FEATURES

Conceptual Site Plan

The drawing shown on the left is purely conceptual but illustrates that the property could accommodate one million square feet of retail/commercial space with adequate parking and circulation. There may be flexibility for phasing the development of the entire parcel or for its subdivision. Currently, access to the site is from the completed portion of Kapolei Parkway.

Freeway Access & Visibility

Site is located at future intersection of the North-South Road and Kapolei Parkway. Both major thoroughfares are projected to be completed in late 2008 and will link all major resort and residential developments.

Water

DHHL plans to build a water reservoir close to the H-1 Freeway with transmission lines that will service the commercial site as well as its residential properties. DHHL has already developed the water master plan and is in communication with adjoining landowners that will benefit from these new water reservoir and transmission lines.

It is anticipated that this new water system will be completed in the third quarter of 2007.

Sewer

The City's Kapolei interceptor sewer line is under construction and a completed portion of the interceptor line is now adjacent to the commercial site. This will facilitate the construction and connection of the DHHL's sewer line with completion and service to the commercial site anticipated by the third quarter of 2007

Electrical Power

HECO has existing facilities in the area but improvements must be completed in order to provide power to the commercial site. It is anticipated that electrical power will be available when the commercial site improvements require such power.

Telecommunications

Sandwich Isles Communications, Inc. will provide telephone and state of the art broadband services to the project at a time when such services are required.